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December 9, 2014

Regional Planning Commission
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: General Plan Update Hearing (December 10, 2014); Tentative Tract Map 073203

Honorable Commissioners,

We are writing on behalf of our client, LaTerra Development Company ("LaTerra"), regarding the General Plan Update scheduled for hearing before the Regional Planning Commission on December 10, 2014. Specifically, we wish to update the Commission on a pending project that seeks to retain the existing residential land use designation in the current general plan.

In early 2014 LaTerra began discussions with planning staff regarding a residential and commercial project (the "Project") on an approximately 11.27-acre lot located at the northeast corner of South Normandie Avenue and Lomita Boulevard in the Harbor City area of unincorporated Los Angeles County (24500 and 24906 South Normandie Avenue) (the "Property"). After months of working closely with staff to design an appropriate project, LaTerra and property owner Normandie Harbor City Investors, LLC submitted applications for Tentative Tract Map 073203 and an associated zone change and conditional use permit on December 3, 2014. The Project contains 114 residential units, consisting of 74 detached condominium units and 40 attached townhome condominium units, and approximately 3,900 square feet of commercial/retail use along the Property's frontage on Lomita Boulevard. The Project is scheduled for Subdivision Committee meeting on January 22, 2015.

The Property currently has a general plan designation of low-density residential (6-12 du/ac) and is zoned light manufacturing (M1). As shown on the land use radius maps submitted with LaTerra's applications (attached hereto as **Exhibit A**), the Property is an incompatible island, surrounded by land that is designated and zoned residential, and developed with residential uses, primarily single family and mobile home park developments. LaTerra's Project proposes to reconcile the current conflict between the Property's current general plan and zoning

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designations, and establish a use consistent with adjacent development, by rezoning the majority of the Property (approximately 10.4 acres) from M1 to Residential Planned Development with a Development Program (RPD-DP). The overall residential density is proposed to be 10.99 du/ac, consistent with the existing general plan designation of low-medium residential (6-12 du/ac).¹

LaTerra's proposal to retain the Property's low-medium residential general plan designation is not currently reflected in the proposed general plan update, which proposes to change the Property's designation from low-medium residential to light industrial. However, we understand that the industrial land use recommendation for the Property assumed the continuation of the previous industrial uses on the site, and that planning staff will no longer recommend an industrial designation in light of the proposed Project. We understand that the proposal to designate the Property as light industrial was intended to reflect storage uses on the site, and avoid the creation of a non-conforming use. However, the Harbor City Mini Storage use, which had operated on the Property since the 1980's, ceased operation in 2013 and the majority of the site is currently vacant. LaTerra purchased the Property earlier this year with the intention of pursuing residential development as proposed by the Project. Moreover, as discussed above, an industrial land use designation would perpetuate the Property's status as an incompatible island, inconsistent with surrounding development. The general plan update proposes to retain residential designations for surrounding properties, utilizing the Residential 18 designation for the adjacent property to the east and the property directly across South Normandie Avenue to the west, and the Residential 9 designation for and the adjacent property to the north. *See* excerpt from draft West Carson – Rancho Dominguez Land Use Policy Map, attached hereto as **Exhibit B**. Accordingly, an industrial land use designation is no longer necessary or appropriate for the site.

In light of the above, we respectfully request that the Commission take note of LaTerra's proposed Project and pending applications and direct planning staff to take appropriate steps to coordinate the processing of LaTerra's applications and the general plan update as it relates to the Property. LaTerra will work diligently to ensure timely response to staff comments and take necessary steps to facilitate the coordination of its Project processing with the general plan update.


LaTerra's Project will add much needed for-sale housing stock in and will resolve the

¹ The Project proposes to retain the existing M-1 zoning for the 0.9-acre commercial lot proposed along Lomita Avenue.

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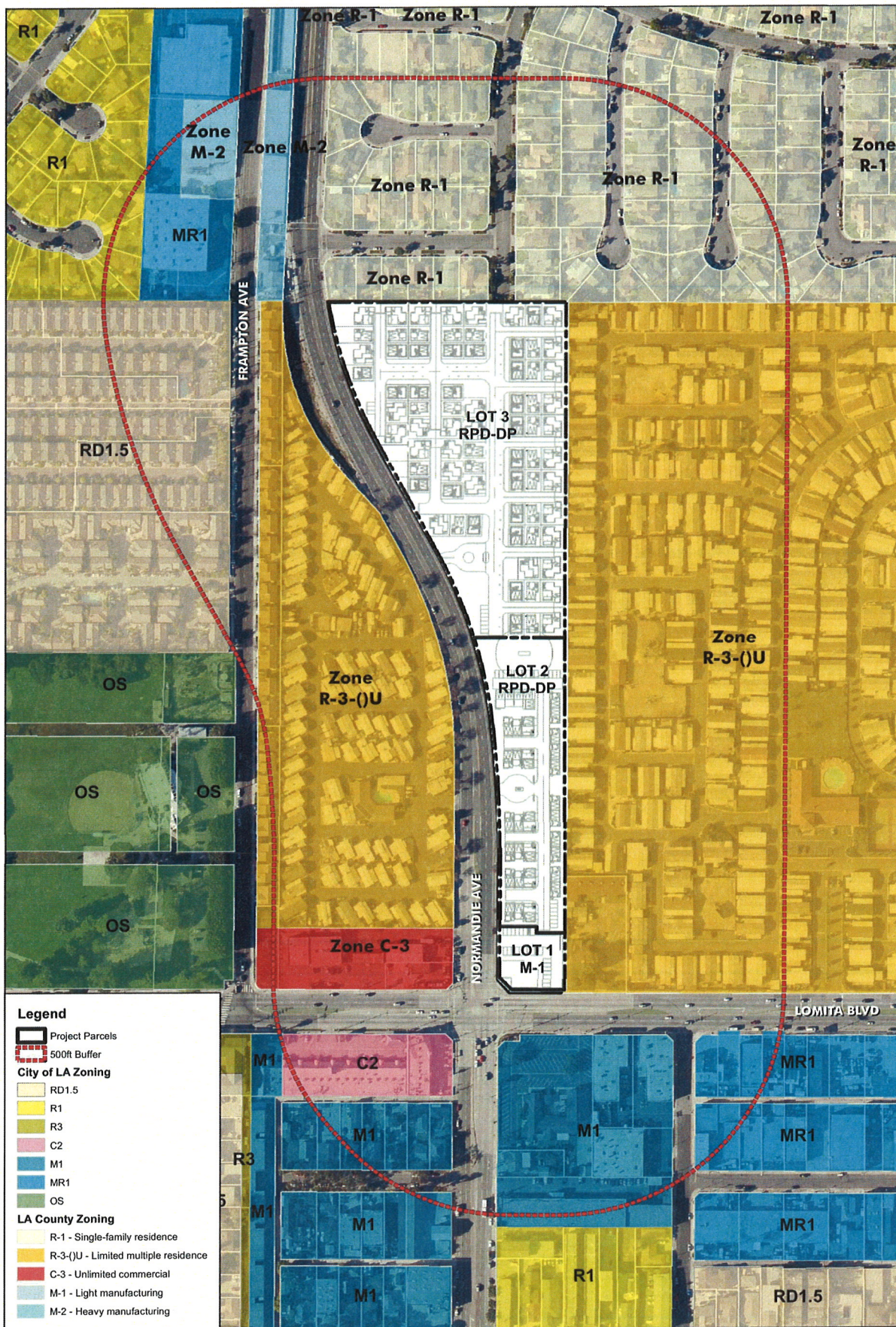
Property's current conflict with adjacent development. We look forward to continuing to process the Project and facilitate coordination with the general plan update.

Very truly yours,



Elizabeth A. Camacho

EAC:fep
Enclosures



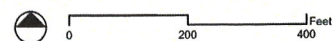
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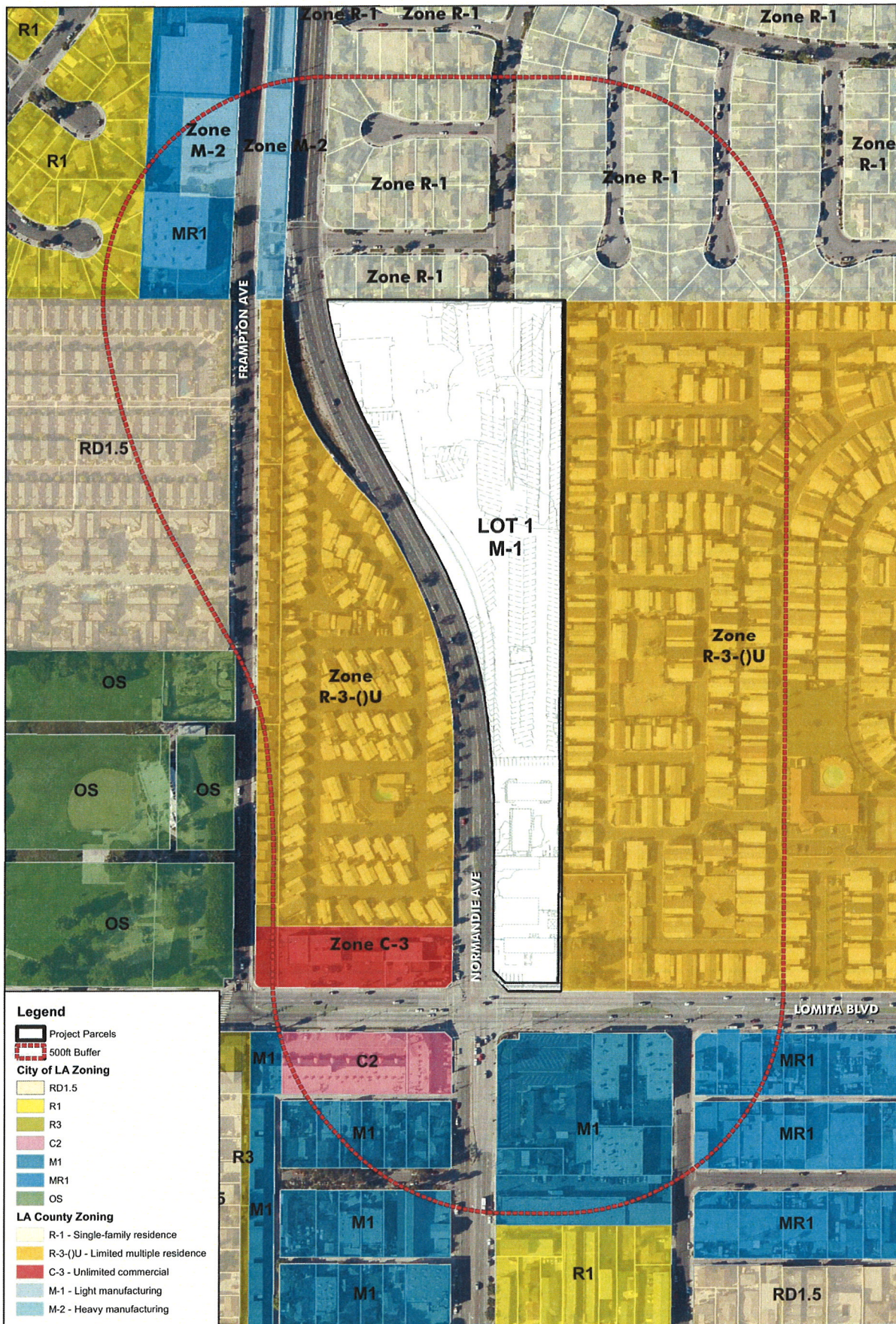
Normandie Harbor City Residential Project

Unincorporated Los Angeles County

Exhibit 3 - Proposed Site & Adjacent Zoning

12/02/2014





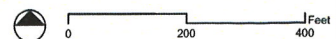
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Normandie Harbor City Residential Project

Unincorporated Los Angeles County

Exhibit 2 - Existing Site & Adjacent Zoning

12/02/2014





Aerial Date: 03/16/2014

Normandie Harbor City Residential Project

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Exhibit 1 - Adjacent Land Use

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